



# TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018

State Form 56059 (R / 6-17)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Steuben County  
Jurisdiction Angola Civil City  
Allocation Code T76003  
Allocation Area Name Angola

Form Prepared By:  
Name Jason Semler  
Unit/Company H. J. Umbaugh & Associates  
Telephone Number (317) 465-1500  
E-mail Address Semler@umbaugh.com

1) 2016 Pay 2017 Base Assessed Value of Allocation Area	<u>5,428,919</u>	
2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area	<u>3,319,091</u>	
3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$8,748,010</u>
4) 2017 Pay 2018 Net Assessed Value of Allocation Area	<u>8,941,159</u>	
5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>170,500</u>	
6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>23,310</u>	
8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area		<u>\$8,747,349</u>
10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.99992</u>
11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$5,428,485</u>
12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$3,512,674</u>
13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>2.2016</u>
14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$77,335</u>
15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area		<u>2.2016</u>
2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.99992</u>

I, Kim Koomler Auditor, of Steuben County County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/4/2017

Kim Koomler  
County Auditor (Signature)

Kim Koomler  
County Auditor (Printed)

## DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Angola

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Anthony J. Schaafsma  
Commissioner, Department of Local Government Finance

4 Aug 2017  
Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018**

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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Steuben County  
Jurisdiction Ashley Civil Town  
Allocation Code T76005  
Allocation Area Name Ashley

Form Prepared By:  
Name Jason Semler  
Unit/Company H. J. Umbaugh & Associates  
Telephone Number (317) 465-1500  
E-mail Address Semler@umbaugh.com

1) 2016 Pay 2017 Base Assessed Value of Allocation Area	128,450	
2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area	(50)	
3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$128,400
4) 2017 Pay 2018 Net Assessed Value of Allocation Area	121,200	
5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0	
6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area		
9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area		\$121,200
10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.94393
11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$121,248
12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		(\$48)
13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places)		2.4544
14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13)		(\$1)
15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area		2.4544
2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.94393

I, Kim Koomler, Auditor, of Steuben County County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/4/2017

Kim Koomler  
County Auditor (Signature)

Kim Koomler  
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name Ashley

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Courtney L. Schaafsma  
Commissioner, Department of Local Government Finance

4 AUG 2017  
Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018**

State Form 56059 (R / 6-17)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Steuben County  
Jurisdiction Fremont Civil Town  
Allocation Code T76001  
Allocation Area Name Fremont EDA

Form Prepared By:  
Name Jason Semler  
Unit/Company H. J. Umbaugh & Associates  
Telephone Number (317) 465-1500  
E-mail Address Semler@umbaugh.com

1) 2016 Pay 2017 Base Assessed Value of Allocation Area	20,539,921	
2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area	14,656,841	
3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$35,196,762
4) 2017 Pay 2018 Net Assessed Value of Allocation Area	35,739,227	
5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	51,400	
6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	328,500	
7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	182,730	
8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area		
9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area		\$35,833,597
10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.01809
11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$20,911,488
12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$14,827,739
13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places)		1.4896
14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$220,871
15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area		1.4896
2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.01809

I, Kim Koomler, Auditor, of Steuben County, County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/4/2017  
Kim Koomler  
County Auditor (Signature)

Kim Koomler  
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION**Allocation Area Name Fremont EDA

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Courtney L. Schaafsma  
Commissioner, Department of Local Government Finance

4 AUG 2017  
Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018**

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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Steuben County  
 Jurisdiction Hamilton Civil Town  
 Allocation Code T76004  
 Allocation Area Name Hamilton

Form Prepared By:  
 Name Jason Semler  
 Unit/Company H. J. Umbaugh & Associates  
 Telephone Number (317) 465-1500  
 E-mail Address Semler@umbaugh.com

1) 2016 Pay 2017 Base Assessed Value of Allocation Area	16,856,619	
2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area	4,955,976	
3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$21,812,595
4) 2017 Pay 2018 Net Assessed Value of Allocation Area	22,097,579	
5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	116,600	
6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	106,110	
8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area		
9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area		\$21,874,869
10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.00285
11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$16,904,660
12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$5,192,919
13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places)		1.1725
14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$60,888
15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area		1.1725
2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.00285

I, Kim Koomler, Auditor, of Steuben County County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/4/2017

Kim Koomler  
 County Auditor (Signature)

Kim Koomler  
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name Hamilton

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Anthony J. Schaafsma  
 Commissioner, Department of Local Government Finance

4 AUG 2017  
 Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018**

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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Steuben County  
Jurisdiction Hudson Civil Town  
Allocation Code T76002  
Allocation Area Name Hudson

Form Prepared By:  
Name Jason Semler  
Unit/Company H. J. Umbaugh & Associates  
Telephone Number (317) 465-1500  
E-mail Address Semler@umbaugh.com

1) 2016 Pay 2017 Base Assessed Value of Allocation Area	<u>1,312,840</u>	
2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area	<u>4,007,564</u>	
3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$5,320,404</u>
4) 2017 Pay 2018 Net Assessed Value of Allocation Area	<u>5,334,600</u>	
5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>154,440</u>	
8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area		
9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area		<u>\$5,180,160</u>
10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.97364</u>
11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$1,278,234</u>
12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$4,056,366</u>
13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>1.5375</u>
14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$62,365</u>
15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area		<u>1.5375</u>
2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.97364</u>

I, Kim Koomler Auditor, of Steuben County County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/4/2017

Kim Koomler  
County Auditor (Signature)

Kim Koomler  
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name Hudson

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Courtney Schaafsma  
Commissioner, Department of Local Government Finance

4 AUG 2017  
Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018**

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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Steuben County  
Jurisdiction Orland Civil Town  
Allocation Code T76006  
Allocation Area Name Orland

Form Prepared By:  
Name Jason Semler  
Unit/Company H. J. Umbaugh & Associates  
Telephone Number (317) 465-1500  
E-mail Address Semler@umbaugh.com

1) 2016 Pay 2017 Base Assessed Value of Allocation Area	<u>5,408,569</u>	
2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area	<u>303,397</u>	
3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$5,711,966</u>
4) 2017 Pay 2018 Net Assessed Value of Allocation Area	<u>6,101,299</u>	
5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>13,320</u>	
8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area	<u>400,000</u>	
9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area		<u>\$5,687,979</u>
10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.99580</u>
11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$5,385,853</u>
12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$715,446</u>
13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>1.6799</u>
14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$12,019</u>
15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area		<u>1.6799</u>
2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.99580</u>

I, Kim Koomler Auditor, of Steuben County County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

8/4/2017Kim Koomler  
County Auditor (Signature)Kim Koomler  
County Auditor (Printed)**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION**Allocation Area Name ORLAND

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Courtney L. Schaafsma  
Commissioner, Department of Local Government Finance4 AUG 2017  
Date (month, day, year)